



City of Carmel

Carmel Board of Zoning Appeals Hearing Officer Monday, February 26, 2007

The meeting was held at 5:30 PM in the Caucus Rooms of City Hall, Carmel, Indiana on Monday, February 26, 2007. The Hearing Officer was Leo Dierckman.

Department of Community Services Staff in attendance was Angie Conn. John Molitor, Legal Counsel, was also present.

D. Public Hearing

1d. Eden Glen, Lot 18 – garage

The applicant seeks the following development standards variance approval:

Docket No. 07010015 V Section 7.04.03.D rear yard setback

The site is located at 11815 Eden Glen Dr., and is zoned R-1/Residence.

Filed by Garry L. Lyons.

Present for the Petitioner: Garry Lyons, owner of the property. The lot is odd shaped and placement of the garage on the lot will come within thirteen feet of the rear property line. In R-1 the setback should be 20 feet.

Mr. Dierckman had reviewed the plans.

Members of the public were invited to speak in favor or opposition to the petition; no one appeared.

The Public Hearing was closed.

Mrs. Conn gave the Department Report. The Department recommended positive consideration. The request is for a difference of seven feet. If this were a detached garage, it could have been five feet from the property line. There are different standards for attached and detached garages.

Mr. Dierckman **APPROVED Docket No. 07010015V** for rear yard setback.

2-3d. Meridian Design Center – Signage TABLED to March 6, 2007

The applicant seeks the following development standards variance approval:

Docket No. 07010019 V Chapter 3.07 Definition of Sign Area

Docket No. 07010020 V Sign Chart C Address Number Size

The site is located at 12955 Old Meridian St. and is zoned OM/MU.

Filed by Paul Reis of Bose McKinney & Evans, LLP.

E. Old Business

There was no Old Business.

F. New Business

There was no New Business.

G. Adjournment

The meeting was adjourned at 5:35 PM.

Leo Dierckman, Hearing Officer

Connie Tingley, Secretary